

Project Narrative

What we are planning on constructing is a new restaurant/bar located at 7316 E. 2nd Street in one of the buildings located onsite at the Cavalliere's Blacksmith Shop. The restaurant will feature a menu consisting of: barbeque, pastas, sandwiches and salads.

The restaurant will not disrupt the existing balance of daytime and nighttime uses and will open at 11:00AM daily. The location of the restaurant is near the end of Second Street where there are not any specialty shops. Meaning it will not affect any pedestrian oriented daytime activities in the area.

The property currently has 1.4 parking spaces left available for use from the East/West Main parking improvement district, plus 1.8 with the bicycle parking credits being included, totaling 3.2 spaces. The property also has 2 additional vehicle parking spaces located onsite. In accordance with Scottsdale's zoning ordinance a restaurant at this location needs 9 parking spaces. With the 1.4 spaces left available for the property through the East/West Main Parking Improvement district, the 1.8 bicycle credits, plus the additional 2 spaces onsite, The Foundry will need to rent 4 parking spaces from the city of Scottsdale.

At this site location there are not any residential buildings in the area so residential uses would not be affected. Currently a security and maintenance plan is being devised that will be implemented, maintained and enforced for the business. Once completed this maintenance and security plan will be kept onsite and made available for review if requested. A refuse plan will also be made available for review with the planning and development department and will be detailed on the overall Site Plan.

Noise will be controlled by non-amplified music meaning there will not be live music or singers with instruments on site. Only stereos with CD players and internal hard drives will be used. Normal light bulb type lamps and low wattage novelty lighting will control the lighting.

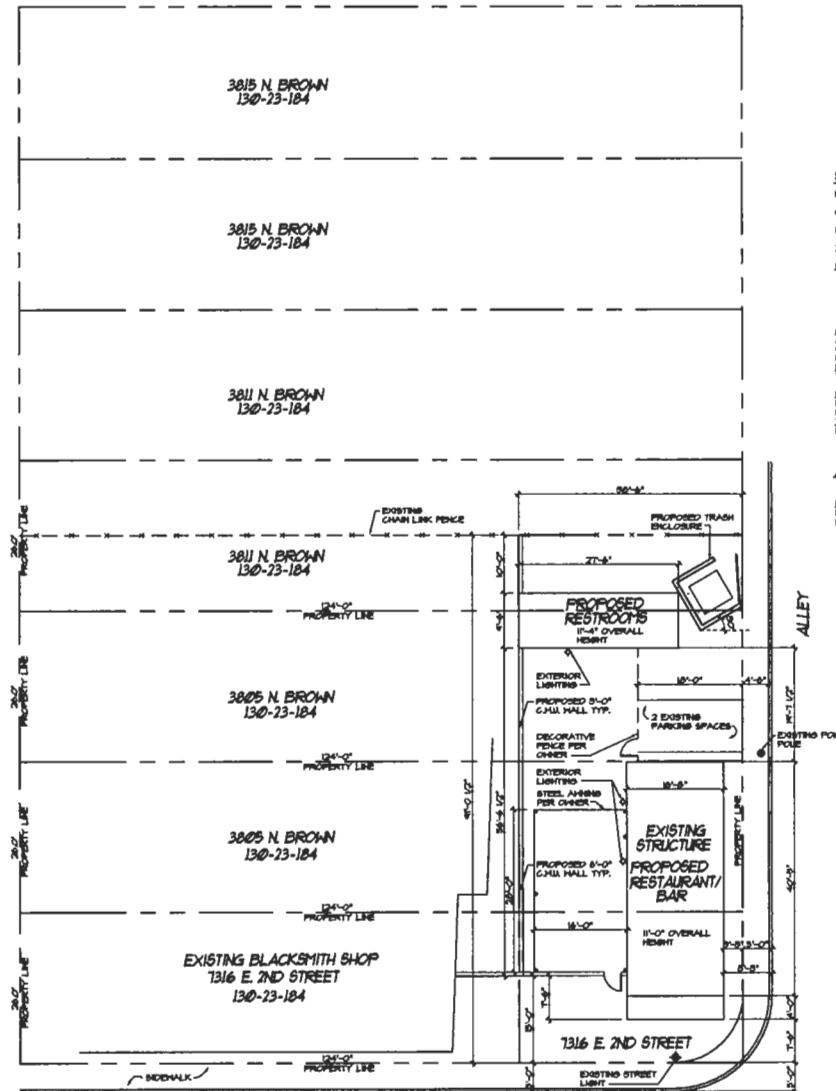
The restaurant will not have after hour's activities and food service will stop by 12am. The outside architecture of the building will remain the same. If the outside architecture were to be changed it would be changed at a later date and done in accordance with the Scottsdale Facade Grant Program.

The building currently has water rights as well as city drainage. The building is currently empty and not in use. To open up a new restaurant at this location will help make use of a currently non-occupied building in the Scottsdale downtown area. The site location is in an excellent location for a restaurant. There are no unusual characteristics in the area that may restrict or effect the development of a restaurant at this location.

Thank you,

Dan Harvell
Greg Larson

21-DR-2006
2/8/06



SITE DATA:

PROJECT ADDRESS- 1200 E. 2ND ST. SCOTTSDALE, AZ 85251
OWNER- BNC BROWN AVE. PROPERTY LLLP
PARCELS- 130-23-184, 130-23-185, 130-23-182, 130-23-181
ZONED- C-8

BUILDING SQ. FOOTAGE
RESTAURANT/BAR- 816 SQ. FT.
COVERED ENTRY- 87 SQ. FT.
RESTROOMS- 212 SQ. FT.
UTILITY- 44 SQ. FT.
TOTAL- 1159 SQ. FT.
TOTAL- 2240 SQ. FT.

OCCUPANCY
A-3
OCCUPANT LOAD
MAIN BUILDING INCLUDING RESTROOMS- 575 PUBLIC/44 SQ. FT. = 41
TOTAL- 1004 SQ. FT.
TOTAL- 1004

PARKING
MAIN BUILDING INCLUDING RESTROOMS- 886/130 = 7.56 SPACES
MATCH-LOAD-5000 RESTROOMS 13 SPACES
TOTAL REQUIRED- 8.56 SPACES
PROVIDED- 14 SPACES PROVIDED BY EASTWEST MAIN
3 SPACES ON-SITE
14 SPACES ASSIGNED FOR BICYCLE RACKS
TOTAL = 9.3 PARKING SPACES
4 ADDITIONAL SPACES TO BE ACQUIRED FROM CITY

FLOOR AREA RATIO
REQUIRED- 0.4 = 8 x 12.000 SQ. FT. NET LOT AREA = 10271 SQ. FT.
PROVIDED- CAVALIER BLACKSMITH SHOP = 5127 SQ. FT.
PROPOSED RESTAURANT/BAR = 741 SQ. FT.
PROPOSED RESTROOMS = 212 SQ. FT.
TOTAL = 6080 SQ. FT.

SITE PLAN
SCALE: 1" = 10'-0"

2ND ST.

THE FOUNDRY
794 E. 2ND ST.
SCOTTSDALE, AZ

SITE PLAN

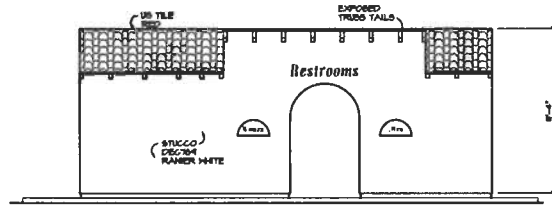
Michael & Associates
104 S. RICHMOND STREET
MESA, AZ 85204
P. 480.733.6606
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SHEET NO.

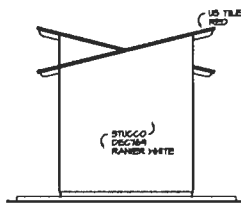
S1

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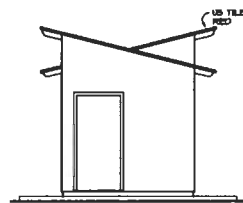
2/8/06



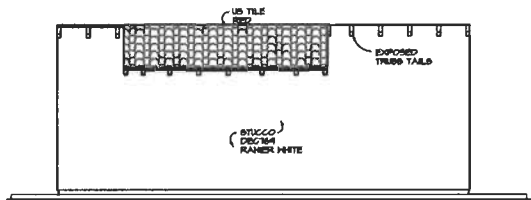
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



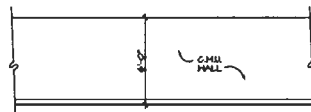
EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



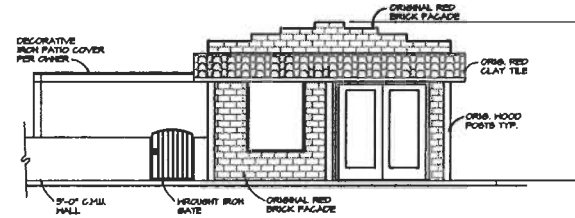
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



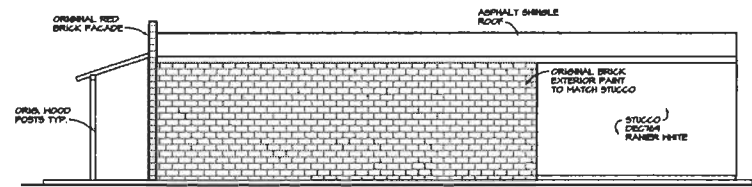
TYP. PATIO WALL
SCALE: 1/4" = 1'-0"



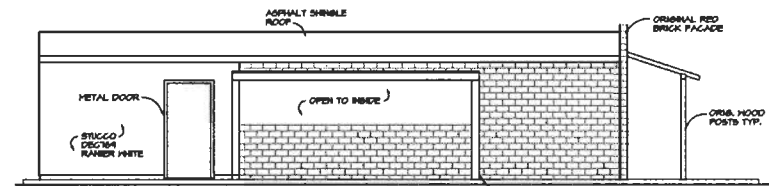
TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



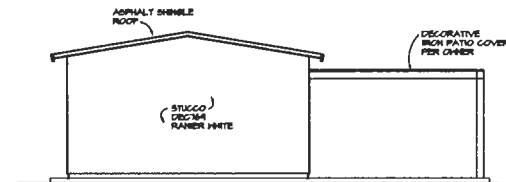
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

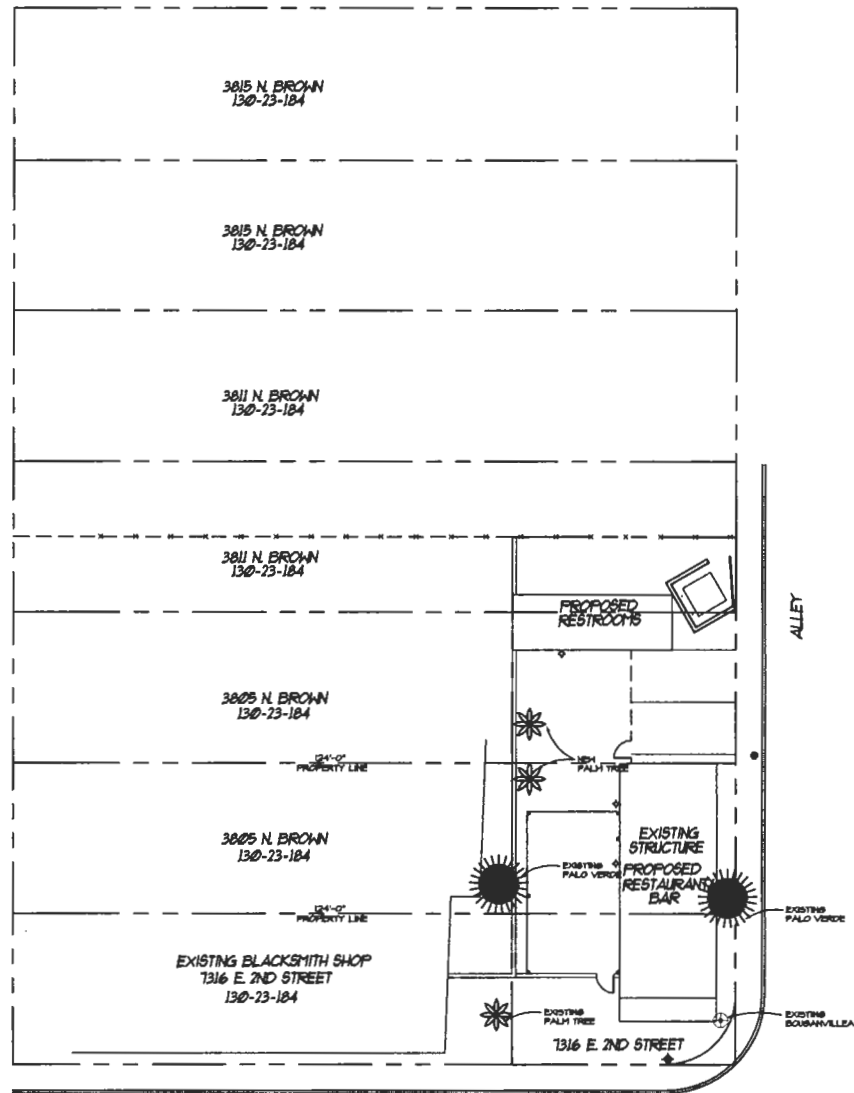
THE FOUNDRY
794 E. 2ND ST.
GOTTISALE, AZ

EXTERIOR ELEVATIONS

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104 S. RIVINGTON STREET
MESA, AZ 85204
P. 480.733.4006

SHEET NO.
A2

21-DR-2006
2/8/06



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 10'-0"

THE FOUNDRY
77M E. 2ND ST.
GOTTISDALE, AZ

TITLE
PRELIMINARY LANDSCAPE PLAN

Michael
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SUITE 100
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SHEET NO.

L1

21-DR-2006
2/8/06